

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 Lemon Gum Parade, Bundoora Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$860,000

Property Type

House

Suburb

Bundoora

Period - From

01/04/2023

to

30/06/2023

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	76 Cabernet Cr BUNDOORA 3083	\$760,000	02/09/2023
2	66 Maroondah Tce BUNDOORA 3083	\$750,000	15/03/2023
3	5 Tussock Dr BUNDOORA 3083	\$736,000	27/05/2023

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

04/09/2023 13:35

Maggie Sun
03 9889 8800
0425 790 930
maggiesun@mcgrath.com.au



 4  2  2

Property Type: House
Land Size: 364 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
June quarter 2023: \$860,000

Comparable Properties



76 Cabernet Cr BUNDOORA 3083 (REI)

Agent Comments

 3  1  2

Price: \$760,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 562 sqm approx



66 Maroondah Tce BUNDOORA 3083 (REI/VG)

Agent Comments

 3  1  2

Price: \$750,000
Method: Sold Before Auction
Date: 15/03/2023
Property Type: House (Res)
Land Size: 544 sqm approx



5 Tussock Dr BUNDOORA 3083 (REI/VG)

Agent Comments

 3  2  2

Price: \$736,000
Method: Auction Sale
Date: 27/05/2023
Property Type: Townhouse (Res)